

LEGAL DESCRIPTION

A tract of land comprising all of Lot Three (3), a part of the Southwest Quarter (SW1/4), and a part of the the Southeast Quarter (SE1/4), all being in Section Eighteen (18), Township Eleven (11) North, Range Ten (10) West of the 6th P.M., Hall County, Nebraska, and more particularly described as follows:

Beginning at the southeast corner of said Southwest Quarter (SW1/4); thence N89°46'46"W, along and upon the south line of said Southwest Quarter (SW1/4), a distance of Thirty Three and Sixty Four Hundredths (33.64) feet to a point on the approximate centerline of an existing road; thence N00°04'30"W, along and upon the centerline of said existing road, a distance of Five Hundred Seven and Two Hundredths (507.02) feet to a point which is Forty (40.00) feet south of (measured perpendicular to) the centerline of an existing east-west railroad track; thence S89°57'46"E, parallel with and Forty (40.00) feet south of (measured perpendicular to) said existing east-west railroad track centerline, and along and upon the north line of said Lot Three (3), a distance of Six Hundred Thirty Three and Nineteen Hundredths (633.63) feet to the northeast corner of said Lot Three (3); thence running southwesterly, along and upon the arc of a curve to the left whose radius is 615.88 feet, said arc also being the east line of said Lot Three (3), a distance of Five Hundred Sixty One and Forty Five Hundredths (561.45) feet (long chord distance = 542.21', long chord bearing = S34°23'24"W) to the southeast corner of said Lot Three (3); thence N89°51'48"W, along and upon the south line of said Lot Three (3), a distance of One Hundred Sixty Eight and Thirty Eight Hundredths (168.38) feet to the southwest corner of said Lot Three (3); thence S00°00'39"W, along and upon the southerly prolongation of the west line of said Lot Three (3), a distance of Sixty (60.00) feet to a point on the south line of said Southeast Quarter (SE1/4); thence N89°51'48"W, along and upon the south line of said Southeast Quarter (SE1/4), a distance of One Hundred Twenty Four and Sixty Nine Hundredths (124.69) feet to the point of beginning and containing 4.623 acres, more or less.

SURVEYOR'S CERTIFICATE

I hereby certify that on September 3, 2015, I completed an accurate survey (made under my supervision) of "C.A.A.P. EAST RAILROAD SECOND SUBDIVISION", Hall County, Nebraska, as shown on the accompanying plat thereof; that the lots, blocks, streets, avenues, alleys, parks, commons, and other grounds as contained in said subdivision as shown on the accompanying plat thereof, are well and accurately staked off and marked; that iron markers were placed at all corners as shown on the plat; that each lot bears its own number; and that said survey was made with reference to known and recorded monuments.

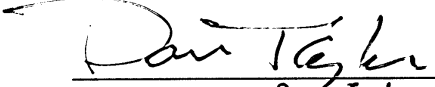

Lee D. Wagner, Registered Land Surveyor No. 557


DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that GRAND ISLAND AREA ECONOMIC DEVELOPMENT CORPORATION, a Nebraska non-profit corporation, being the owner of the land described hereon, have caused same to be subdivided, platted and designated as C.A.A.P. EAST RAILROAD SECOND SUBDIVISION", Hall County, Nebraska, as shown on the accompanying plat thereof, and do hereby dedicate the road as shown thereon, to the public for their use forever, and the easements, if any, for the location construction and maintenance of public service utilities forever, together with the right of ingress and egress thereto, and hereby prohibiting the planting of trees, bushes and shrubs, or placing other obstructions upon, over, along or underneath the surface of such easements, and that the foregoing subdivision as more particularly described in the description hereon as appears on this plat, is made with the free consent and in accordance with the desires of the undersigned owner and proprietor.

IN WITNESS WHEREOF, I have affixed my signature hereto at Grand Island, Nebraska, this 11th day of August, 2015.

GRAND ISLAND AREA ECONOMIC DEVELOPMENT CORPORATION
a Nebraska non-profit corporation


Dave Taylor, President

ACKNOWLEDGEMENT

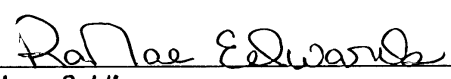
State of Nebraska ss

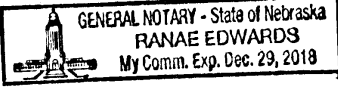
County of Hall

On the 11th day of August, 2015, before me, Dave Taylor, a Notary Public within and for said County, personally appeared Dave Taylor, President of GRAND ISLAND AREA ECONOMIC DEVELOPMENT CORPORATION, a Nebraska non-profit corporation, to me personally known to be the identical person whose signature is affixed hereto, and he did acknowledge the execution thereof to be his voluntary act and deed as such President, and the voluntary act and deed of said Nebraska non-profit corporation, and that he was empowered to make the above dedication for and in behalf of said Nebraska non-profit corporation.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal at Grand Island, Nebraska, on the date last above written.

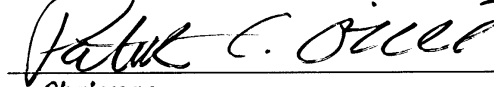
My commission expires Dec. 29, 2018.


Ranae Edwards
Notary Public


(SEAL)

APPROVALS

Submitted to and approved by the Regional Planning Commission of Hall County, Grand Island and Wood River, and the Villages of Alda, Calco and Doniphan, Nebraska.


Patrick C. Jice
Chairman

August 12, 2015
Date

Approved and accepted by the Hall County Board of Supervisors, this 25 day of August, 2015.


Mark B. Arnold
Chairman of the Board


Mark D. Corbin
County Clerk



C.A.A.P. EAST RAILROAD SECOND SUBDIVISION
HALL COUNTY, NEBRASKA

BENJAMIN & ASSOCIATES, INC. - ENGINEERS & SURVEYORS - GRAND ISLAND, NEBRASKA